

PARASOL HOMEOWNER'S ASSOCIATION

Board of Directors Meeting

February 10, 2018

Minutes

CALLED TO ORDER:

The meeting was called to order at 9:00 a.m.

DIRECTORS ATTENDING:

Bob Massey
Bob Thomas
Joe Mirabile
Greg Carlton
Jim Ginter – via teleconference
Tom Walden – via teleconference

ALSO ATTENDING:

Brian & Debbie Hill
Kenny Robinson
J.D. Anderson
John Bridges

Association Manager(s):
Kevin Etheridge
Kim Coffey

APPROVE OF MINUTES:

The Board of Directors reviewed and approved the December 9, 2017 Board of Directors Meeting Minutes.

MANAGEMENT COMPANY TRANSITION:

The Board of Directors discussed transition of financial records to Etheridge Property Management. Accounts have been moved from Warrington Bank to Synovus Bank and financials are in the process of being finalized.

YEAR-END FINANCIALS:

The year-end financials were discussed by the Board of Directors. In the past, the association has performed an Annual Compilation. This has been performed by Janet Walden. In previous years, Janet had performed a Compilation and Tax Return. After discussion, the Board of Directors agreed that Janet Walden would be authorized to perform both a Compilation and Tax Return for the association.

Tim Walden reviewed the association's Financial Reports for the period ending December 31, 2017. The Aged-Receivables were down, considerably, to approximately \$18,000.00 from \$36,000.00 since September. Currently, lots 5-A and 5-B are continuing to carry large balances. Kim Coffey recommended that a certified letter be sent to the owners, giving them ten (10) days to pay and the Board will be kept up to date concerning either payment or the expiration of the deadline.

FACILITIES:

Greg Carlton reported that the weather has hindered the completion of the fence. The control box was full of corrosion and had to be repaired and the work is being completed by Armstrong Electric. Johnson Controls has also had issues with the gate controls. Greg recommended a \$3,200.00 upgrade, proposed by Johnson Controls, which would include a module / sim card / Bluetooth capability. There are some cheaper models (ie \$400 less) but Johnson does not support them. Codes for the remotes would still continue to operate. In addition, the new upgrade would

provide better lighting (LED) at the display. Greg Carlton moved to approve \$3,200.00 for Johnson Controls for the upgrade. The motion was seconded and passed, unanimously.

The paver project was near completion. Question for future discussion is the process of moving the pallets of Pavers from Greg's factory storeroom to another place.

Pool upgrades are still a part of the association's Budget; Greg judges it the least critical and all potential suppliers have all items in stock.

LAWSUIT STATUS:

Jim Ginter reported that the two (2) parties involved are working towards a resolution. Attorney, Jay Fraiser, is continuing to monitor the situation of the association's behalf. Jim Ginter indicated that a settlement could be reached after some removal and replanting takes place. It was noted that the HOA is responsible to uphold un-obstructed views to the water for property owners. Joe Mirabile suggested a special meeting if and when there might be agreement between the parties so that issues could be finalized once and for all.

ASSOCIATION WEBSITE:

Jim Ginter reported that the website is up and running. Jim commented that Kimberlie Turk, with Etheridge Property Management, did a great job constructing the new site.

New photos of the entrance will be taken and added to the website once the reconstruction is complete.

ARCHITECTURAL REVIEW COMMITTEE:

Bob Massey addressed new construction issues, which have been brought to the attention of the Board. Bob suggested that Parasol Board of Directors and the Architectural Committee work closely to get a process in order for property owners, indicating that the State / Federal / County approval be obtained before the association ARC requests are reviewed. In the past, Jim Boseman would review plans (for compliance with all ordinances) prior to them being submitted to the ARC (\$250 fee). Kevin Etheridge will contact Jim Boseman to see if he is interested in doing this review process for the association again. If not, he will contact other Architects. It was noted that, on new construction at Parasol, there is a \$250.00 fee for Architectural Application and a \$2,000.00 damage deposit.

The Board suggested that the ARC provide as clean as list as possible of the items that are required from the 8b homeowner. If the homeowners do not comply within five (5) days, the association can have its attorney stop construction through an Injunction from the court.

Jim Ginter volunteered to work with Charles and Greg Carlton to formulate a process (checklist) for property owners/builders to follow in order for the architectural process be complete prior to build.

The owners of lot 18-A, Brian and Debbie Hill, were in attendance. Kenny Robinson, the contractor, was also in attendance. Mr. Robinson attended the meeting to ensure that the ARC has received all of the necessary documents for constructions to begin. After discussion of documents needed, those documents were e-mailed to Etheridge Property Management and forwarded to the Architectural Committee.

NEXT BOARD OF DIRECTORS MEETING:

Bob Massey suggested that the Board of Directors meet within the next 3-4 months.

ADJOURNMENT:

There being no further business, the meeting adjourned at 10:30 a.m.